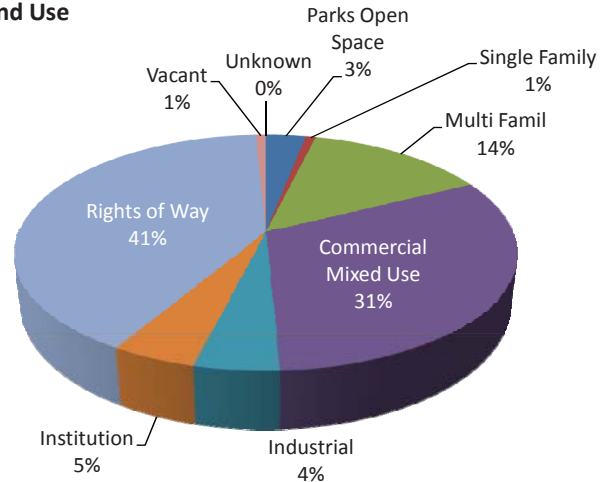


PIKE/PINE BUILT ENVIRONMENT

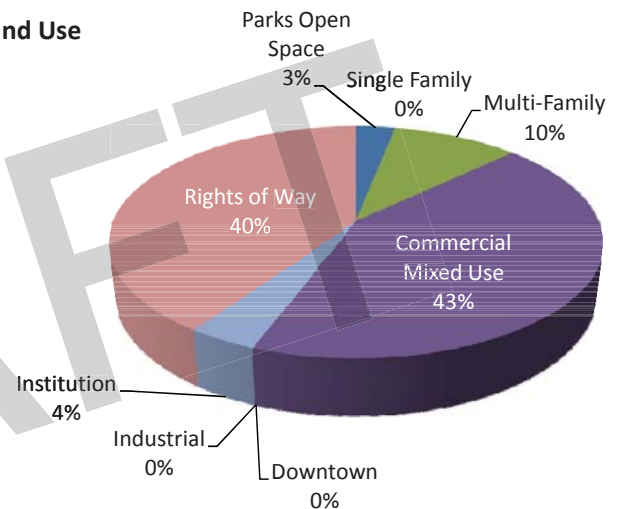
Housing Units	2226
Owner Occupied	174
Renter Occupied	1,950
Vacant Housing Units	102
Average HH Size	1.35
Owner Occupied	1.46
Renter Occupied	1.35
Median Contract Rent	\$612
Median House Value	\$-

Current Densities	
Gross Acres	131
Housing Units/Acre	19.7
Population/Acre	26.1
Jobs/Acre	45

Existing Land Use

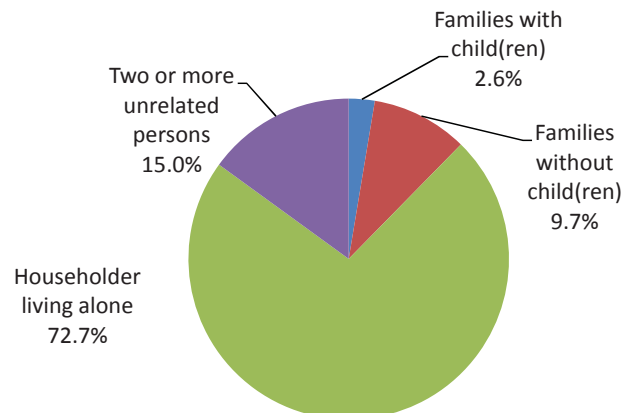


Zoned Land Use



Household Types

(for all households)

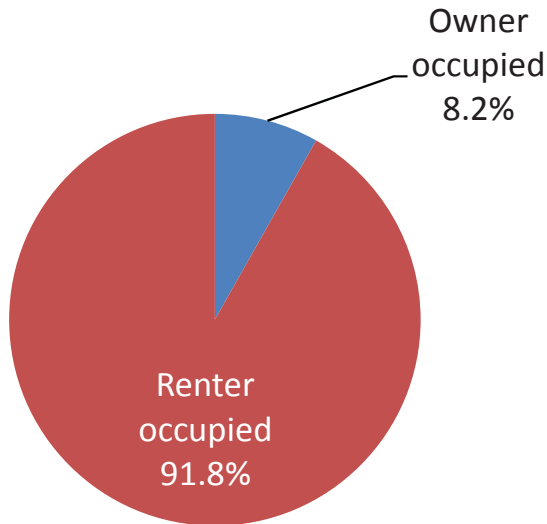


Note:

"Children" refers to related children under 18 years of age

Renter/Owner

(for all occupied housing units)



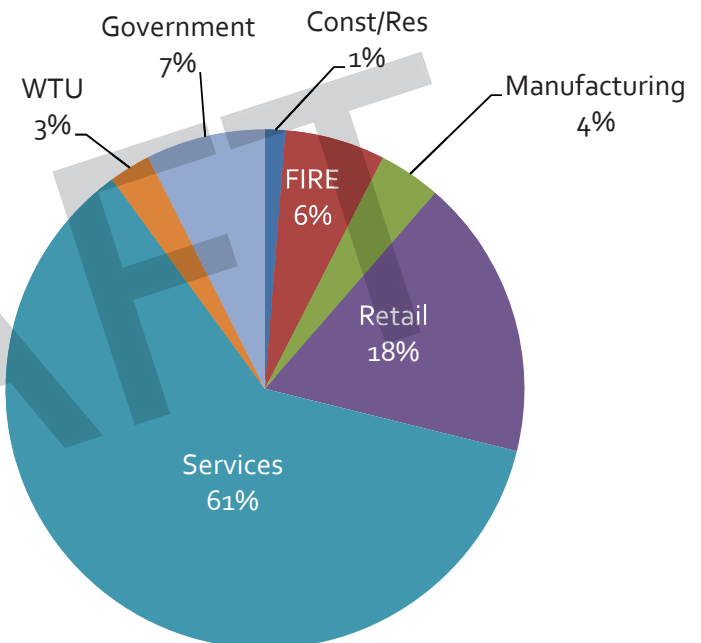
Related Plans

- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- Pike/ Pine Neighborhood Plan: <http://www.seattle.gov/neighborhoods/np/np/matrices.htm>
- Pike/Pine Design Guidelines: [http://www.seattle.gov/dpd/Planning/Design Review Program/Applicants Toolbox/Design Guidelines/DPD_001604.asp](http://www.seattle.gov/dpd/Planning/Design%20Review%20Program/Applicants%20Toolbox/Design%20Guidelines/DPD_001604.asp)

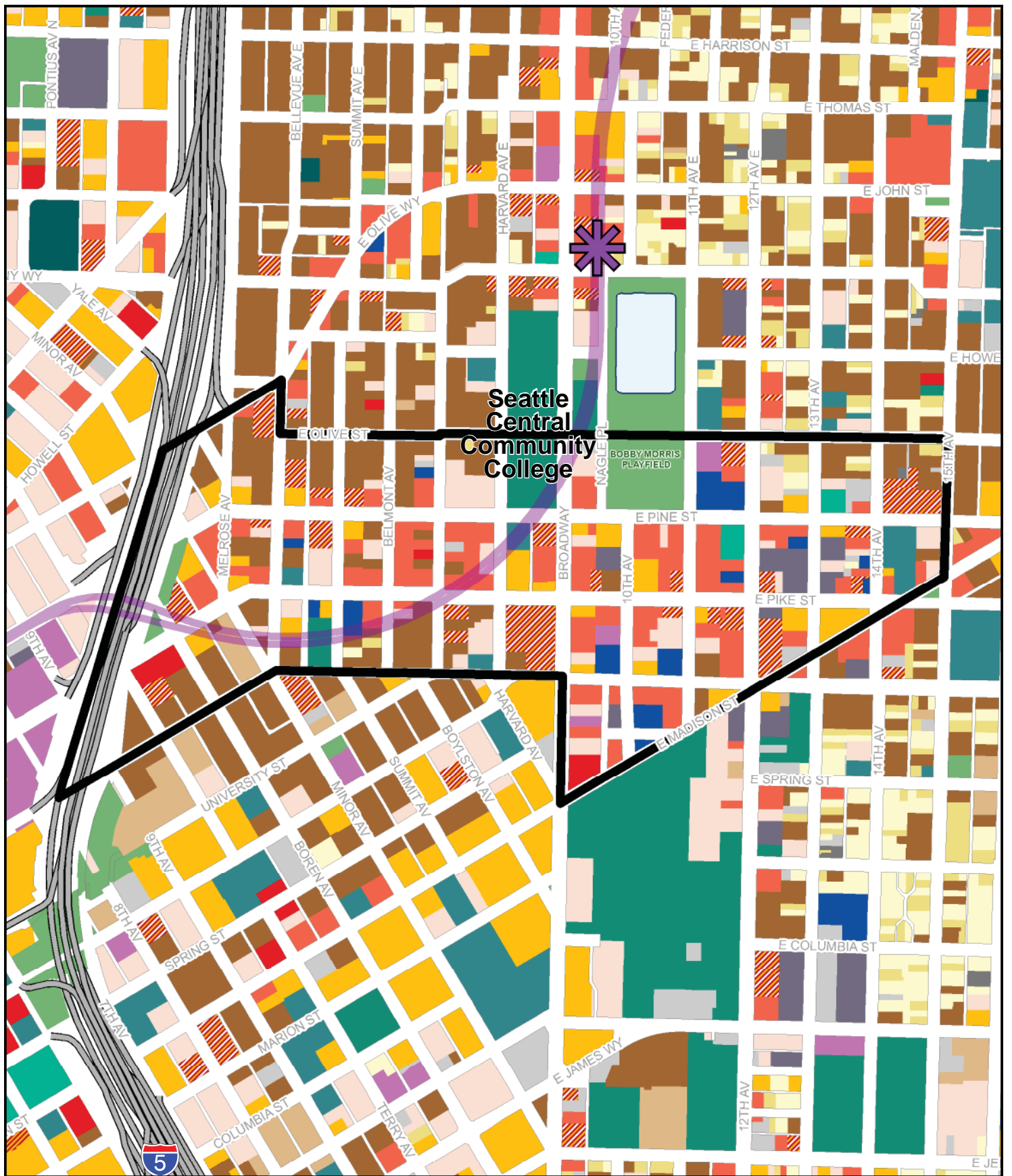
Web Links

- Department of Planning and Development: <http://www.seattle.gov/dpd/>

2007 Employment by Sector



Nice Image Here



Pike / Pine

Existing Land Use

Single Family	Retail/Service	Warehouse
Duplex/Triplex	Hotel/Motel	Transp/Util/Comm
Other Housing	Entertainment	Institutions
Multi-Family	Mixed Use	Public Facilities
Office	Parking	Schools
	Industrial	Open Space

Urban Village

Water Body
Easement
Vacant
Unknown

LINK Light Rail

Stations
At-Grade / Aerial
Tunnel

0 0.05 0.1 0.2 0.3 Miles



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Pike / Pine

Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family

- Single Family
- Downtown
- ID/Pike Mrkt/Pioneer Sqr
- Other Industrial
- General Industrial
- MIO

Station Area Overlay LINK Light Rail

- City Open Space

Urban Village



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PIKE/PINE GROWTH & CAPACITY

Comprehensive Plan 2024 Growth Targets

	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
Pike/Pine	131	2,800	21	600	26	4,580	35	1,000	43

Development Capacity as of 2007

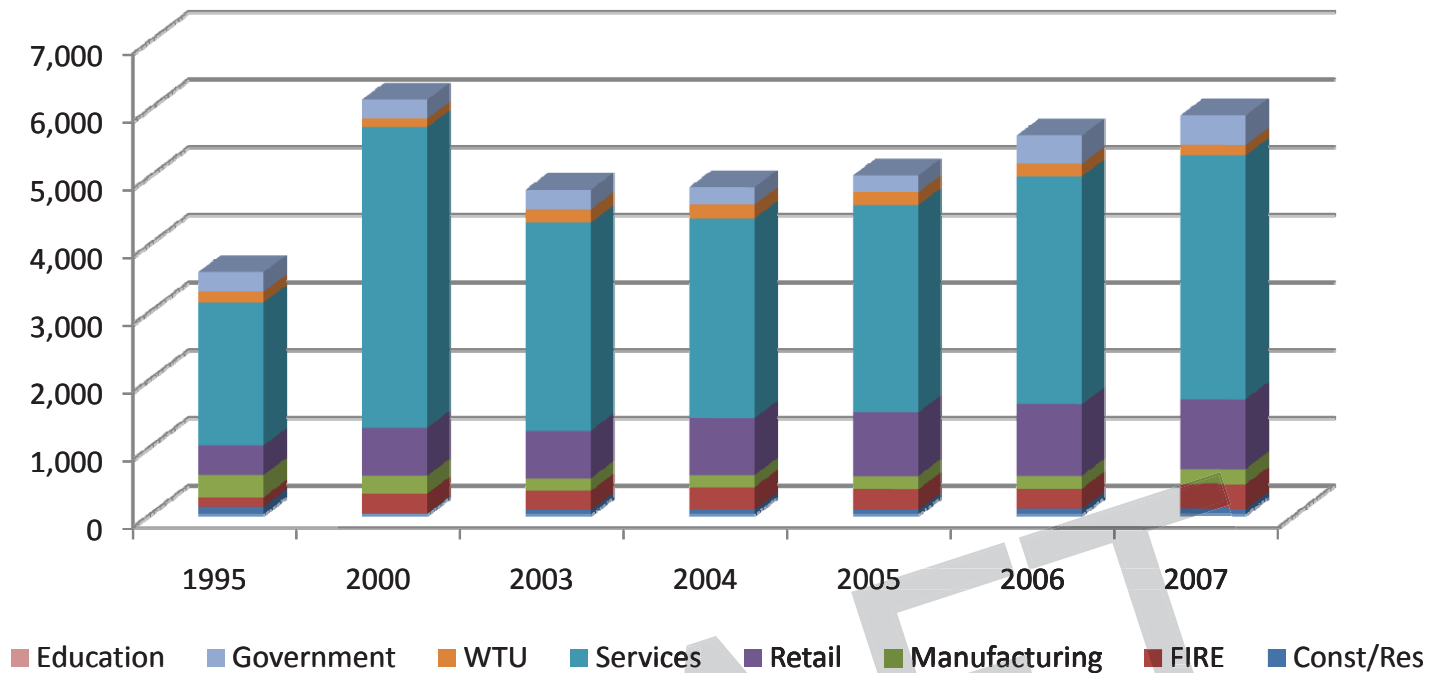
Development Capacity	
Housing Units	2242
Commercial S.F.	1023150
Jobs	3411



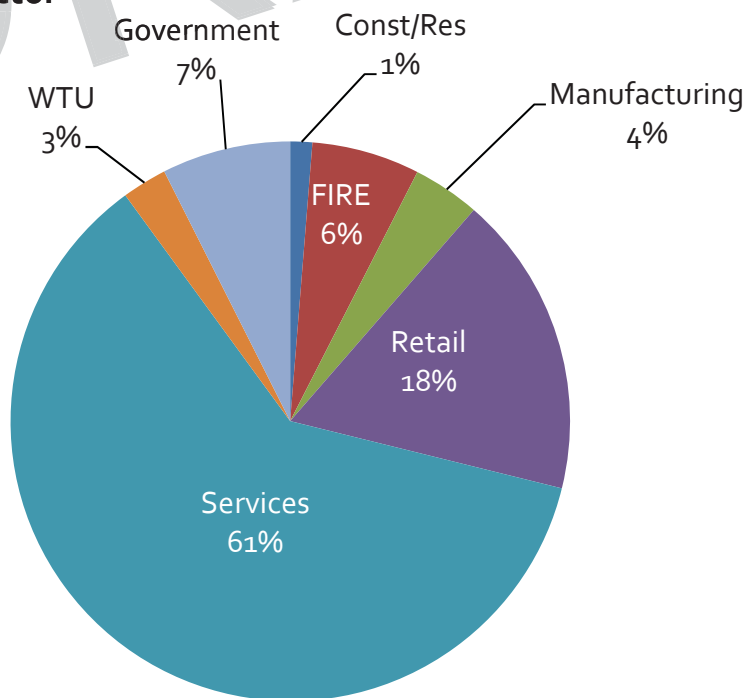
Residential Construction

Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	4	0	2
Accessory Dwelling Units	0	0	0
Multi-Family	367	0	0
Mixed Use	305	409	16
Institution	0	0	0
Industrial	0	0	0
Total New	676	409	18

Employment by Sector



2007 Employment by Sector



Web Links:

Office of Economic Development

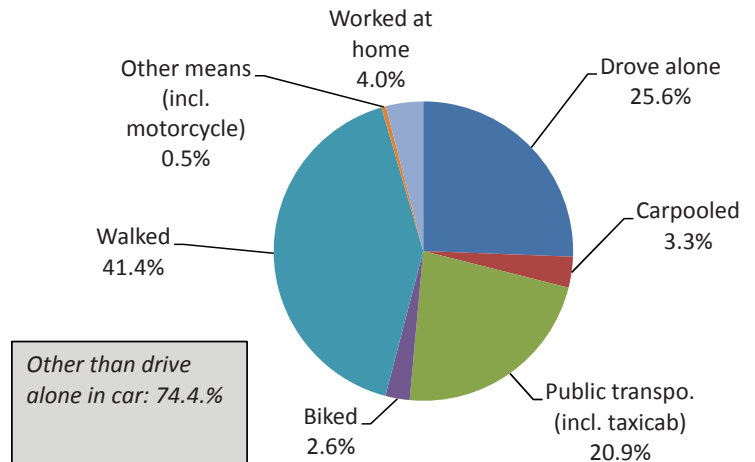
<http://www.seattle.gov/EconomicDevelopment/Puget> Sound Regional Council: <http://www.psrc.org/>

PIKE/PINE TRANSPORTATION

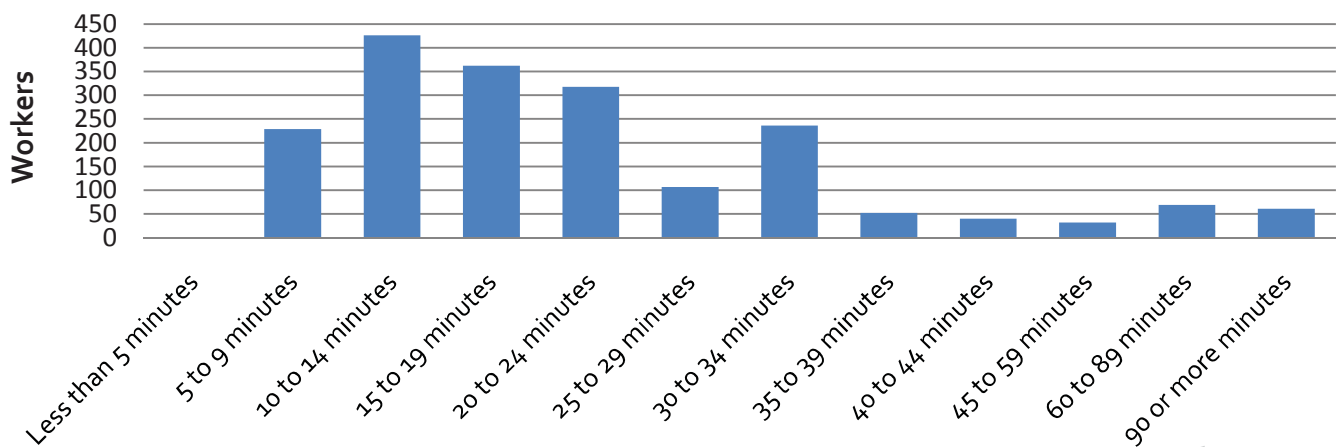


Means of Transportation to Work

(For workers 16 years and older)



Travel Time to Work (minutes)

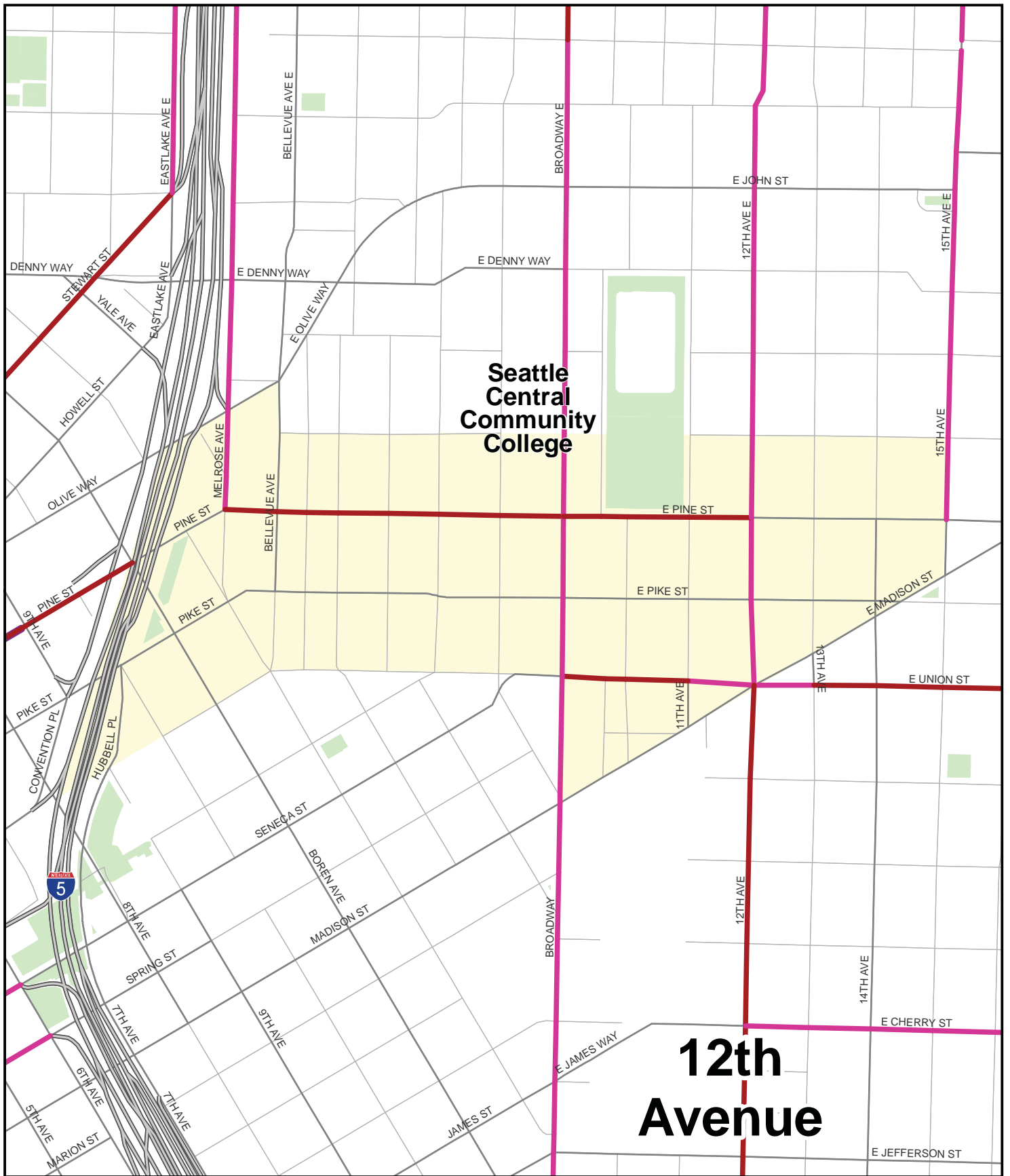


DRAFT

Related Plans

- **Seattle Transportation Strategic Plan (TSP)** October 2005
<http://www.seattle.gov/transportation/tsphome.htm>
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005
<http://www.seattle.gov/transportation/transitnetwork.htm>
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005
<http://www.seattle.gov/transportation/freight.htm#plan>
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005
<http://www.seattle.gov/transportation/artplan.htm>
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007
<http://www.seattle.gov/transportation/bikemaster.htm>
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)
http://www.seattle.gov/transportation/ped_masterplan.htm
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – its how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009
<http://www.seattle.gov/transportation/ump.htm>
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

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Pike / Pine

Existing Bicycle Facilities

- Wide Outside Lane/Paved Shoulder
- Bicycle Boulevard
- Multi-use Trail

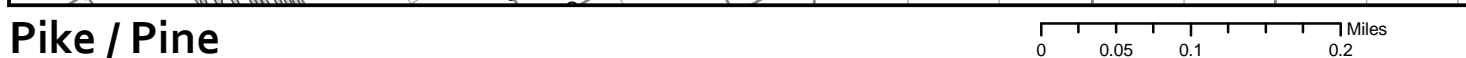
- Shared Roadway
- Bike Lanes
- Sharrow
- Climbing Lane

12th Avenue

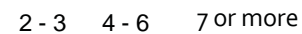
0 0.1 0.2 0.4 Miles



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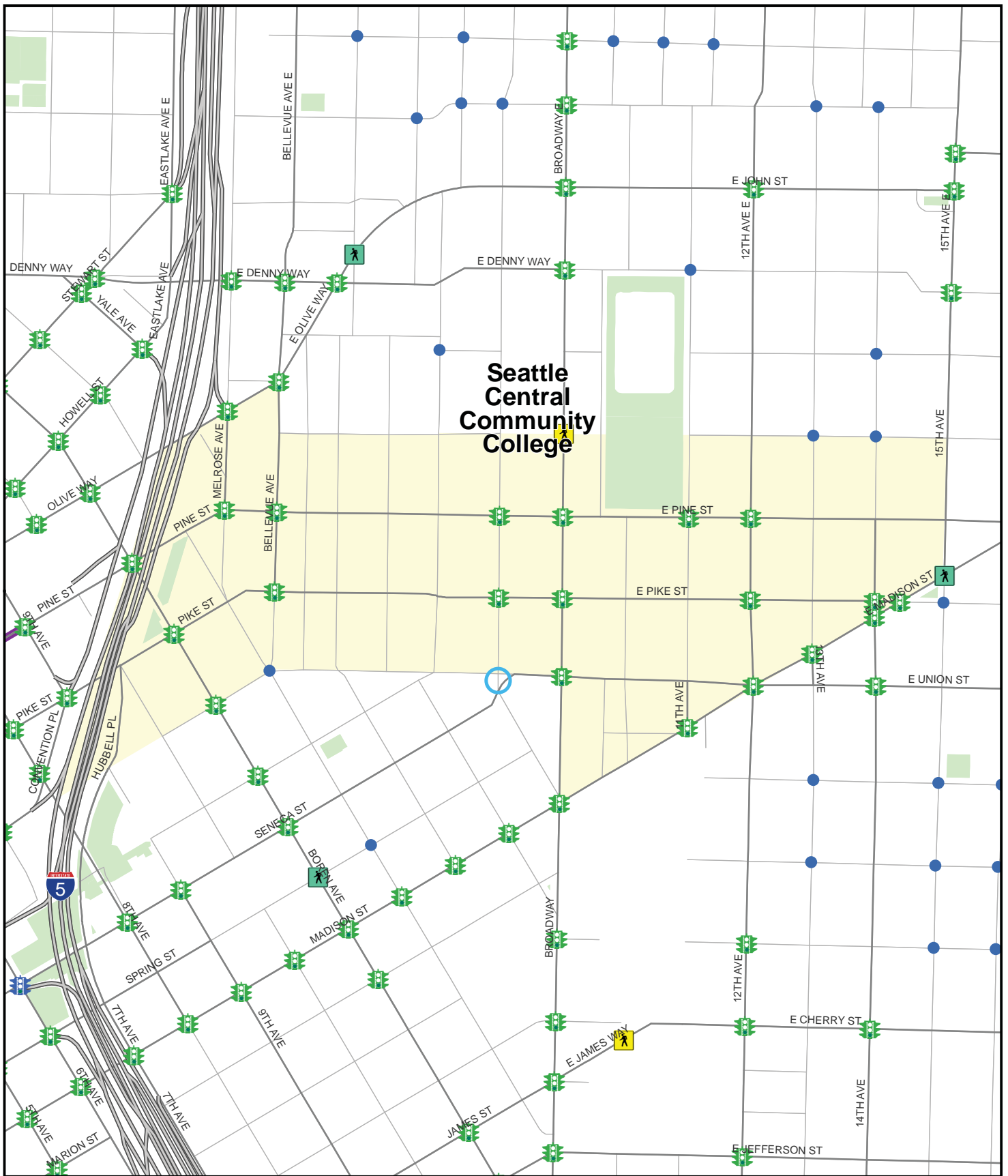


Car Collisions 2008



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Status_Reports_Car_Collisions.mxd





Pike / Pine

0 0.05 0.1 0.2 Miles

NSF Projects



2008



2009

● Traffic Circle



SDOT Full Signal



SDOT Fire Signal



WSDOT Signal



Half Pedestrian Signal



Mid Block Crosswalk

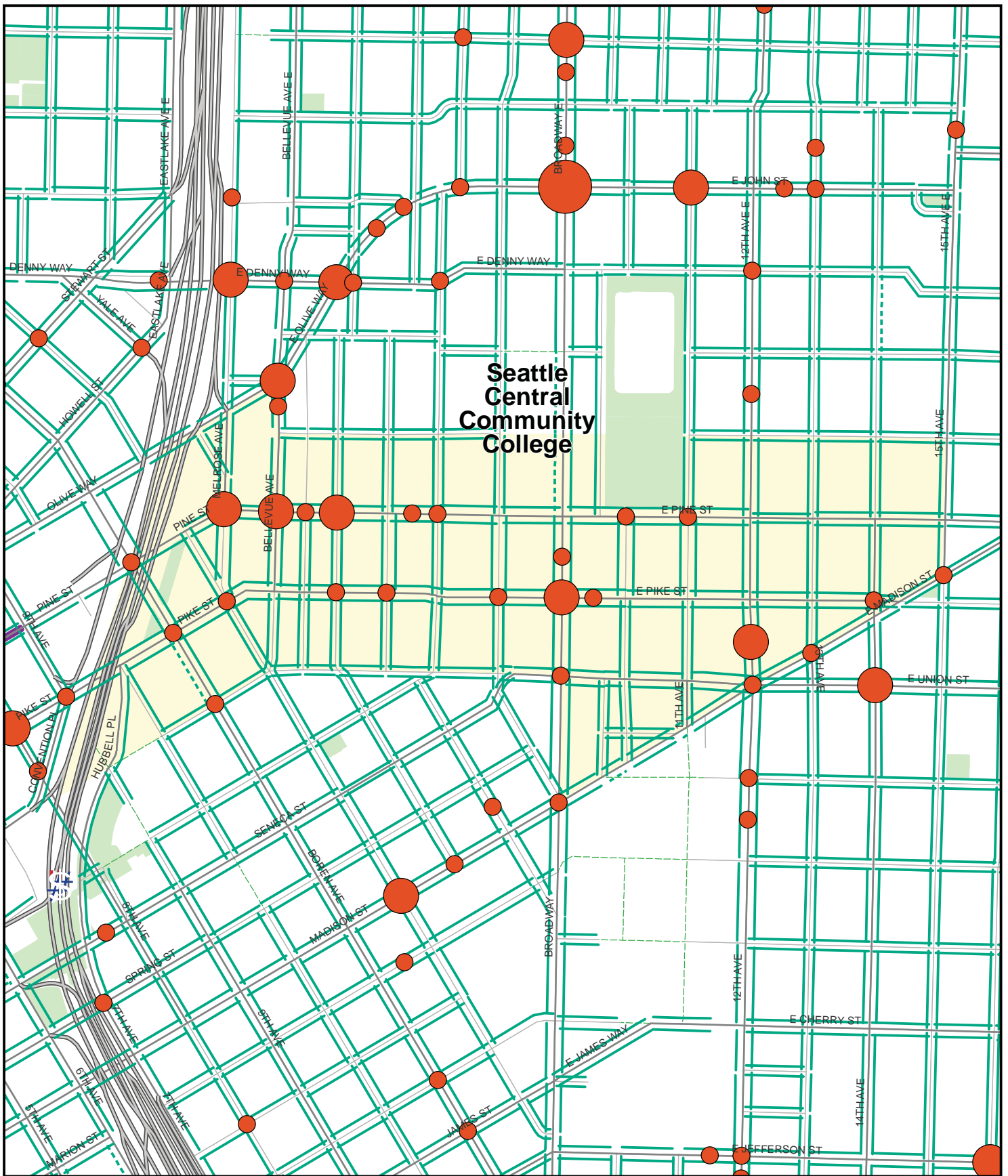


School Beacon



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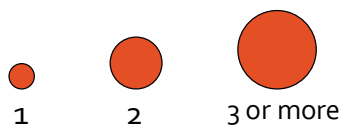


Pike / Pine

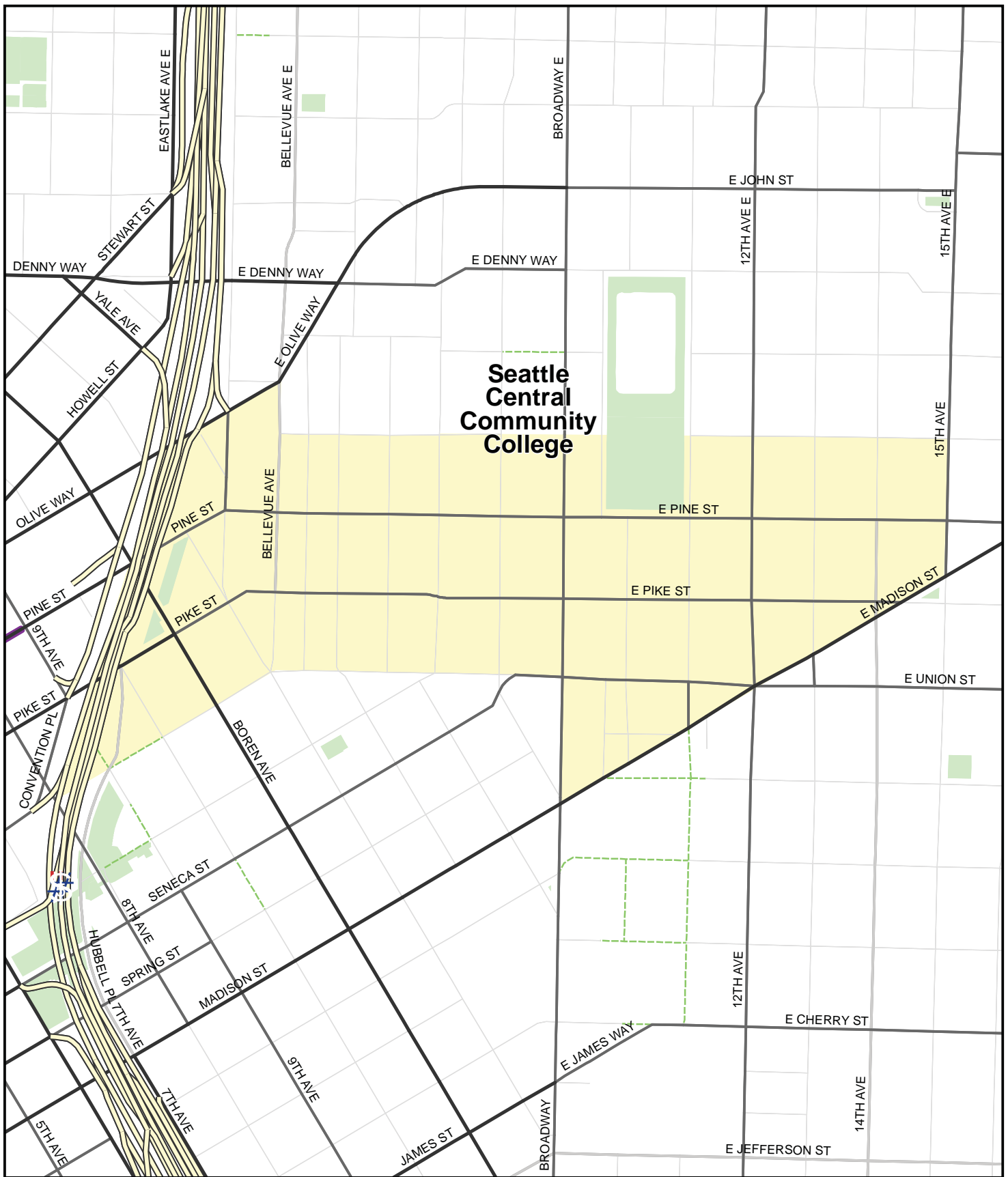
Sidewalks

- Concrete, Asphalt
- - - Brick, Stone, Paver
- Other
- - - Walkway

Pedestrian or Bicycle Collisions with Vehicles 2008



0 0.05 0.1 0.2 Miles



Pike / Pine

- Urban Village
- Neighborhood Planning Area
- b LINK Stations
- LINK Light Rail

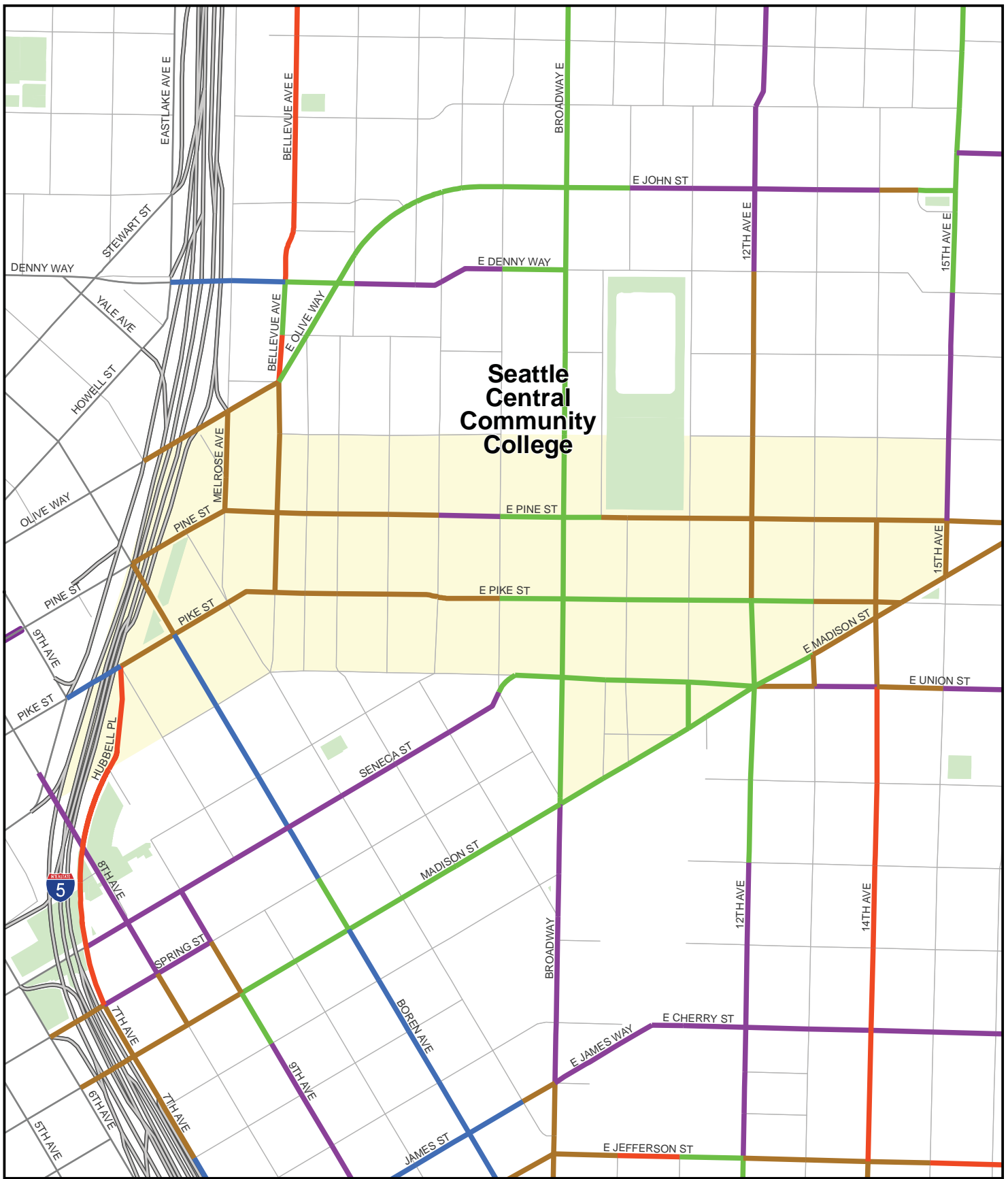
Street Class

- Interstate Freeway
- State Highway
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Non-Arterial
- Walkway
- Railroad

0 0.05 0.1 0.2 Miles









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Pike/Pine

StreetType

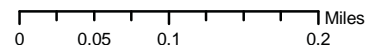
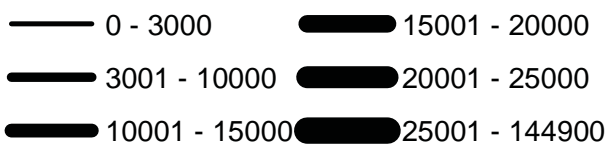
- | | |
|---|--|
|  Main Street |  Local Connector |
|  Mixed Use Street |  Regional Connector |
|  Commercial Connector |  Industrial Access Street |



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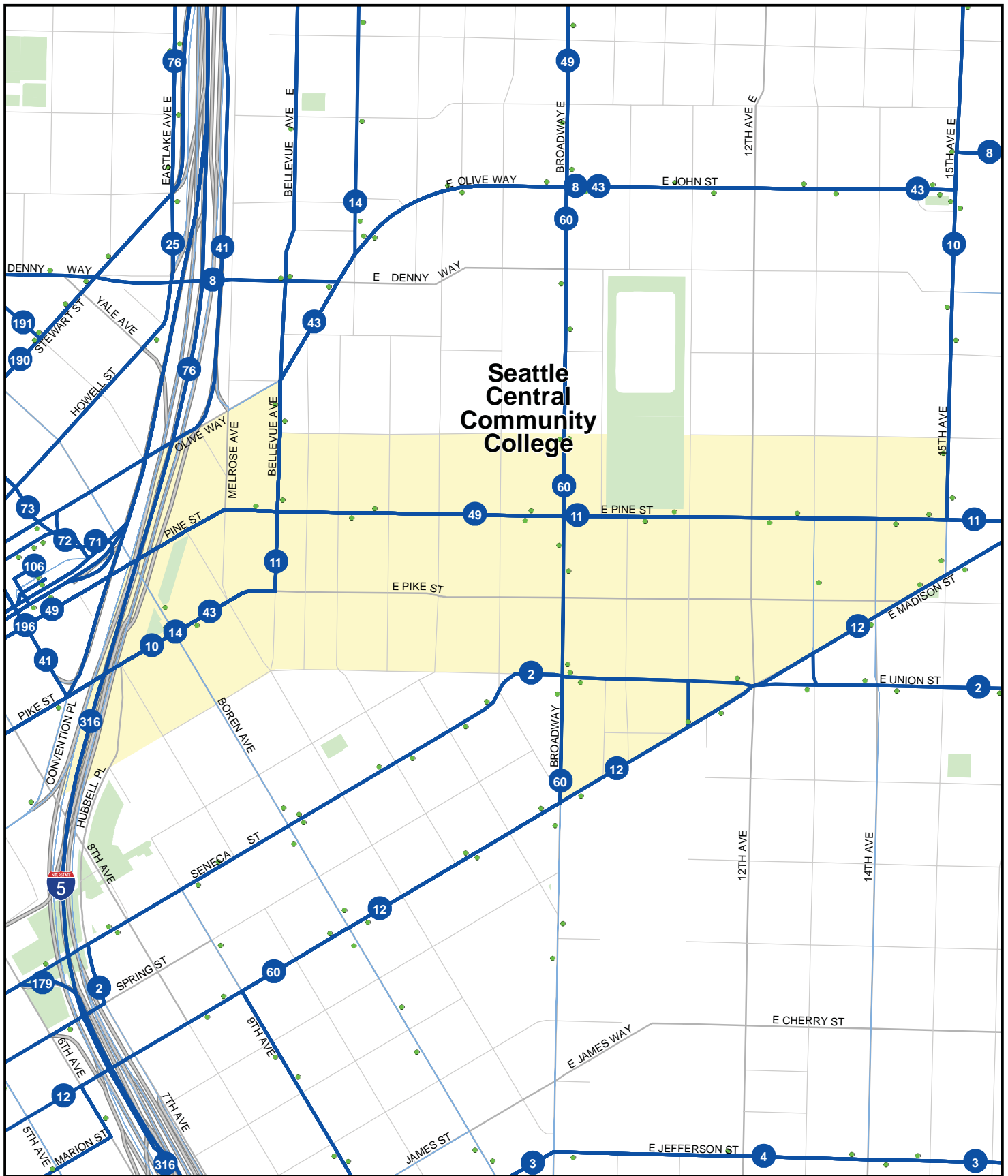
Pike / Pine

Traffic Flow



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Pike / Pine

Transit Routes

- 1 Urban Village Transit Network (15 Minute Headway)
- Other Bus Routes
- Bus Stop

0 0.035 0.07 0.14 Miles



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PIKE/PINE PARKS & RECREATION

Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/ Paths	Other Facilities
PIKE PINE									
Plymouth Pillars Park	Boren Ave. and Pike Street	0.6						X	X
Cal Anderson Park	1635 11th Ave	7.37		X	X	X	X	X	X
McGilvra Place	E Madison St. and Pike St.	0.06							

* Park is adjacent to Planning boundary

Related Plans & Websites

- Strategic Action Plan, September, 2008 <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
The Strategic Action Plan establishes a vision and guides decisions over the next five years. Public and staff participation were an integral part of this process to ensure the Plan reflects the needs of the Seattle community.
- Parks and Green Spaces Levy <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update <http://seattle.gov/parks/publications/GapReport.htm>

Community Investments

New Usable Open Space since 2001

Since 2001, Seattle Parks has developed 4.78 acres of park land in the East Sector, including Usable Open Space within the new Homer Harris, Horiuchi and Cal Anderson parks.

- Plymouth Pillars Park - Total Project Budget: \$1,184,000. The Pro Parks Levy provided \$934,000 in funding. In addition, the Pike/Pine Urban Neighborhood Council recommended that \$250,000 in Convention Center mitigation monies be contributed to the park's renovation, and the adjacent property owner -- Washington Holdings -- committed \$28,000. The renovation of Plymouth Pillars Park (formerly Boren Pike Pine Park) was identified in the Neighborhood Plan as a high priority for the Pike/Pine Community

Neighborhood Programs

ALL COMMUNITY CENTERS

- Youth Appreciation Week – Is done in collaboration with the Police Department, during Spring Break it is a week-long Celebration with awards for outstanding youth of the year in volunteerism. Each Community Center puts on Events and there is one City-Wide event.

- Martin Luther King March - Is an Annual Event that all the Teens can participate in. There is a program Planned by the Teen Development Leaders and Youth concerning the Legacy of Martin Luther King. The Youth along with adults and staff and representatives from Community Organizations conduct a peaceful March and Celebration.
- Week without Violence - Is a national Program out of Canada. Generally put on by the YMCA. Since the Pro-Parks Levy, the Community centers have taken this on in Collaboration with the Seattle Police to Promote violence Prevention Programs.

YESLER CC

- Yesler CC Community Garden - In Collaboration with the Seattle Housing Authority the Yesler CC has developed a Community Garden project. The Kids along with volunteers and Staff learn to grow their own produce and to sale and market it.
- Yesler Art, Culture and Entertainment Nature Consortium programs - In Collaboration with the Nature Consortium the Yesler Community Center and the Seattle Housing Authority collaborate to bring Art Classes, Singing and dancing classes and programs to the Youth at Yesler

MILLER COMMUNITY CENTER

- Korean Elder Program - Miller Community Center staff operates a program for Korean Elder Immigrants. The Korean Elders operate a food bank, they conduct a feeding program at the Center, utilizing the Kitchen and serving a healthy delicious meal. They play Board games, sing Karaoke, and have Social interaction.
- The Country Doctor Immigrant fitness program - is a program sponsored by the Country Doctor. They sponsor an Aerobics, fitness Program for Immigrants. The Program is free without charge.

Pike/Pine Urban Center Village:

Distribution-based Goal: 10,000 square feet within 1/8 mile of all village locations

Because of the Village Open Space provided by Cal Anderson Park and Plymouth Pillars Park, over half of the Pike/Pine Urban Center Village appears to be within 1/8 mile of Village Open Space. Freeway Park also provides Usable Open Space to residents in the southwest section of the village.

Population-based Goals: 1 acre Village Open Space per 1,000 households

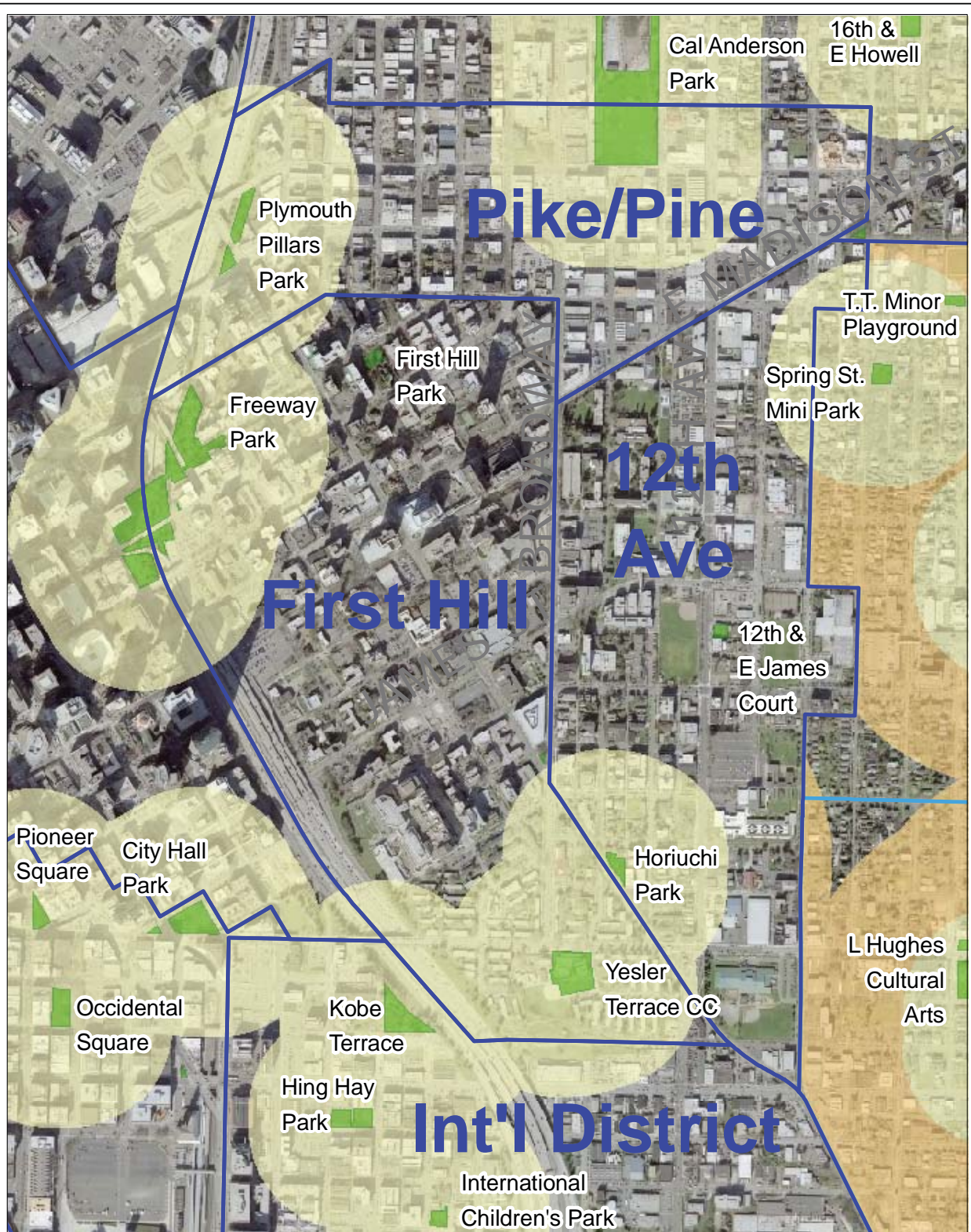
Usable Open Space needed to meet 2004 Open Space Household Goal 2.8 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 3.4 acres

Existing Usable Open Space within Urban Village Boundary 8.06 acres

Existing Usable Open Space within and abutting Urban Village Boundary 8.06 acres

Population-based goal result Goals Met

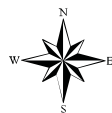


Gaps in Usable Open Space - 12th Ave & First Hill

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Map date: December 4, 2008
Source:
Port of Seattle, Army Corps of Engineers,
and City of Seattle GIS data.



500 0 500
Feet

LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages

Service Area Criteria for Usable Open Space (UOS)

- 1/8 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile
- 1/4 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile
- 1/2 Mile Service Area of Usable Open Space over 1/2 Acre
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

PIKE/PINE CAPITAL FACILITIES & UTILITIES

Capital Facilities

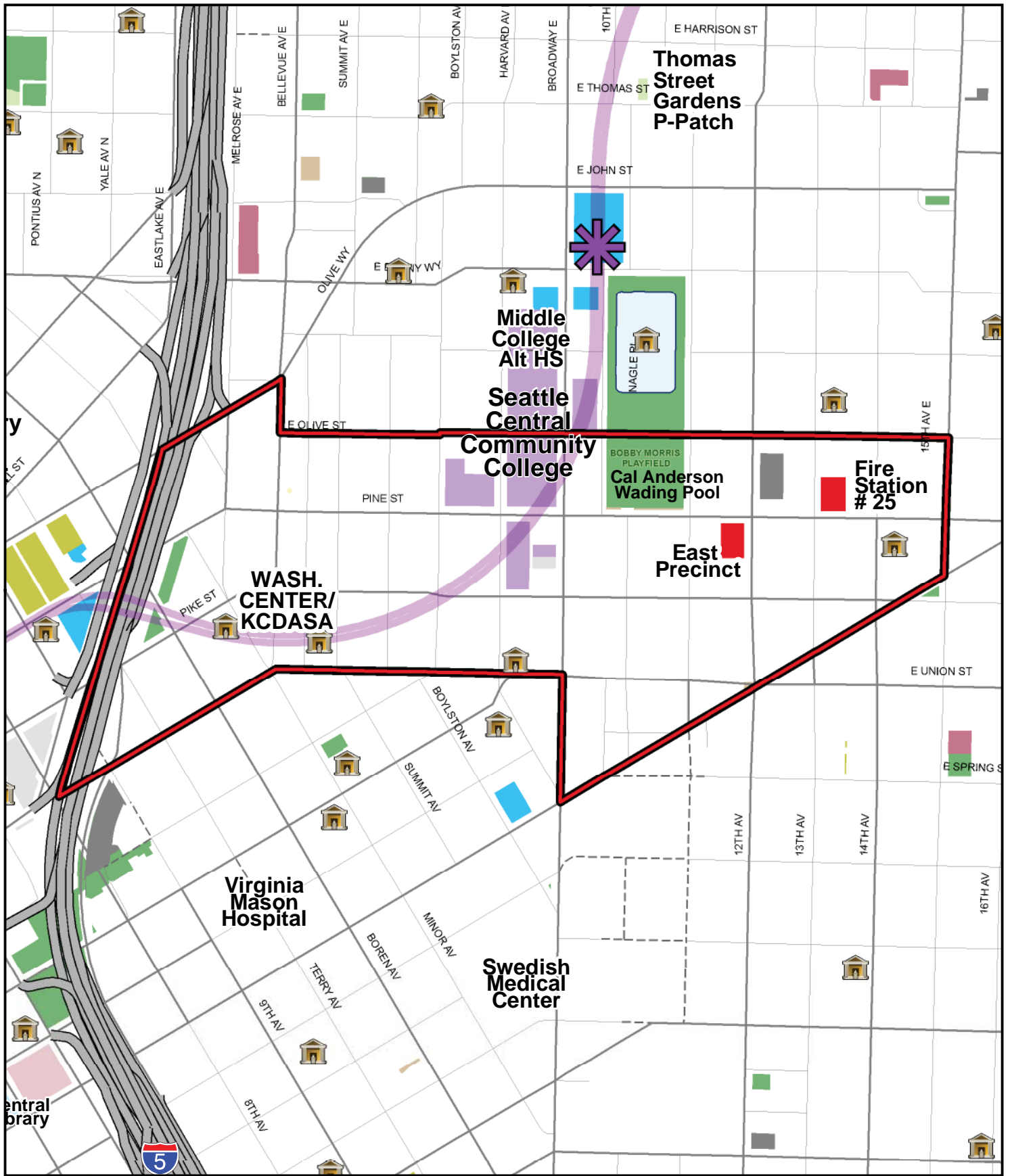
Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station				
Police Station	East Precinct	1519 12th Ave	8.45 sq.mi. service area 1994 population 82,265	
Schools				
Library				
P-Patch				

Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

Web Links

- 2009-2014 Adopted Capital Improvement Program:
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>



Pike / Pine

City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

Public Property

- Public Safety
- Utility Facilities/Property
- P-Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village

Public Property

- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

Link Stations



At-Grade / Aerial Tunnel

- Community College
- University of Washington
- King County
- WA State
- Federal
- Neighborhood Plan Area
- Landmark



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PIKE/PINE HOUSING

Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

Pike/Pine-(First Hill D+S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$1,009	\$785	\$1,063	\$1,366
2000 and newer	\$1,525	\$1,117	\$1,482	\$1,790
City-wide	\$1115	\$876	\$1,057	\$1,171

5 year history of average rents, all types

2005	2006	2007	2008	2009
\$829	\$833	\$901	\$1,032	\$1,009

Home Sales

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

2009 MLS Data-(Central Seattle, Madison Park, Capital Hill MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	80	\$457,500	27	\$355,000
City-wide	765	\$402,075	332	\$305,725

Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008
<http://seattle.gov/housing/planning/HousingElement.htm>
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

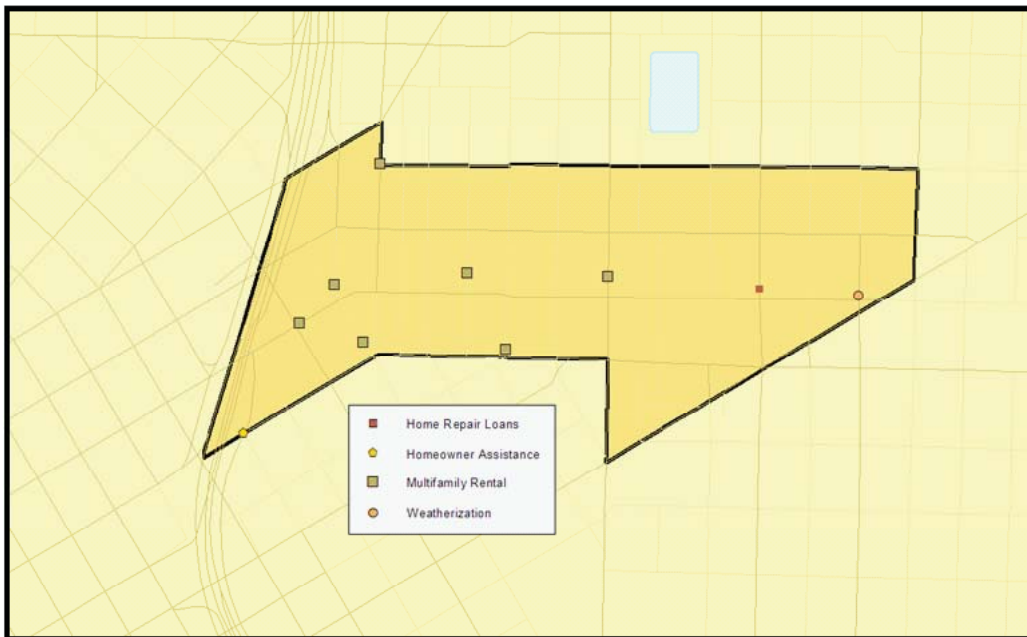
Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

Pike/Pine Subsidize Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Home Repair Loans	Homeownership Assistance	Multifamily Rental	Weatherization
1 unit	1 unit	7 locations / 282 units	1 unit